



**REGULAR MEETING
SCOTTSDALE HISTORIC PRESERVATION COMMISSION
THURSDAY, AUGUST 10, 2006
COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL ROAD
SCOTTSDALE, AZ**

PRESENT: Ed Wimmer, Chair
George Hartz, Vice-chair
DeeJaye Lockwood, Commissioner
Kathy Howard, Commissioner
Paul Winslow, Commissioner (arrived 5:49)

ABSENT: Nancy Dallett, Commissioner
Dezbah Hatathli, Commissioner

STAFF: Don Meserve
Debbie Abele
Ian Johnson

ALSO PRESENT: Bruce Brown
Tom Mecker
Karen Mecker

CALL TO ORDER

The meeting was called to order by Chair Wimmer at 5:36 p.m.

1. Introductions and Roll Call

A roll call confirmed the members present as stated above.

2. Minutes: July 6, 2006

VICE-CHAIR HARTZ MOVED TO APPROVE THE MINUTES OF THE JULY 6, 2006 MEETING, AS WRITTEN. COMMISSIONER LOCKWOOD SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FOUR (4) TO ZERO (0).

3. Public Hearing Item: Initiation of HP Overlay Zoning Case for Scottsdale Estates 4, located at the northwest corner of 74th and Oak Streets and containing 124 homes.

Ms. Abele stated that the process for a formal historic district zoning case would begin with initiation of a case and that there would be a detailed presentation on the integrity and significance of the neighborhood when the Commission conducts a public hearing on this case. She informed the Commission that their packets contained a location map and this neighborhood was identified by previous survey efforts and prioritized by the Historic Register Committee. There is evidence that the neighborhood has both historic and architectural significance. The Committee previously recommended that the Commission initiate the process to begin designation and the Commission requested that the initiation of a case be placed on this agenda for action.

Mr. Meserve noted that after the Commission expressed an interest in considering five different neighborhoods, meetings were conducted over a year ago with all five neighborhoods. Recently, an open house meeting was conducted with the Scottsdale Estates 4 neighborhood. The turnout was small, but they were still interested. In addition, postcards were sent to the residents notifying them of tonight's meeting and potential action on initiation. No phone calls from neighborhood residents were received in the last few weeks.

Commissioner Howard stated that she attended several open houses, was familiar with the neighborhood, and felt it was a fine candidate for consideration of designation.

Vice-chair Hartz inquired as to whether any members of the public present at the meeting were from Scottsdale Estates 4. There were none present.

Chair Wimmer asked for public comment; there was none.

VICE-CHAIR HARTZ MOVED TO INITIATE HP OVERLAY ZONING FOR SCOTTSDALE ESTATES 4. COMMISSIONER HOWARD SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FOUR (4) TO ZERO (0).

4. Public hearing Item: 6632 East Monte Vista Road Certificate of Appropriateness - Request by Bruce and Karen Brown for review of site plan and elevations for a proposed 255 s.f. rear addition in Village Grove 1-6 historic district.

Mr. Johnson stated this is a hearing for 9-HP-06 and applicants are Bruce and Karen Brown. Mr. Bruce Brown is present. This project was approved for \$10,000 in rehab matching funds at the last Commission meeting.

Mr. Johnson referred to a board depicting the site plan, location, and elevation and provided an explanation of the addition. The staff report states that the project is in compliance with the historic preservation guidelines for Village Grove. Commissioners have copies of these preservation guidelines in their binders. It is recommended the Commission grant the Certificate of Appropriateness for the proposed rear addition.

Mr. Bruce Brown (the Applicant), 6632 East Monte Vista Road, stated they were trying to make the addition look as if it had always been there.

COMMISSIONER LOCKWOOD MOVED THAT THE COMMISSION ACCEPT THE APPLICATION FOR THE REAR ADDITION AT 6632 EAST MONTE VISTA ROAD, VILLAGE GROVE 1-6 HISTORIC DISTRICT. COMMISSIONER HOWARD SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FOUR (4) TO ZERO (0).

5. **Public Hearing Item: 6701 East Hubbell Street Certificate of Appropriateness - request by Tom and Karen Mecker for review of site plan and elevations for a proposed roof repair, replacement and re-roofing project in Village Grove 1-6 historic district.**

Mr. Johnson stated this is a hearing for 11-HP-06 and applicants are Tom and Karen Mecker; both are present. This project was approved for \$10,000 in rehab matching funds at the last Commission meeting.

Mr. Johnson referred to a board depicting the site plan, location, and elevation and provided explanation of the project. The project is primarily to correct poor additions done by the previous owner. The staff report states that the project is in compliance with historic preservation guidelines for Village Grove. It is recommended the Commission grant the Certificate of Appropriateness for the project.

Mr. Tom Mecker (the Applicant), 6701 East Hubbell Street, stated he had lived in this residence for 22 years and had been dealing with leaking roof problems for 20 years, thus the reason for re-roofing. He noted that one of the roof sections in the rear was fairly flat and that they were proposing to use foam roofing on the flat area.

COMMISSIONER HOWARD MOVED THAT THE COMMISSION ACCEPT THE APPLICATION FOR THE RE-ROOFING AT 6701 E. HUBBELL STREET, VILLAGE GROVE 1-6 HISTORIC DISTRICT. VICE-CHAIR HARTZ SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FIVE (5) TO ZERO (0).

6. **Discussion/Possible Action: Window Replacement Policies for Historic Residential Exterior Rehabilitation (HRER) Program Applications.**

Ms. Abele distributed materials including a summary of the window replacement policy issue. Meetings were conducted with various HRER Program applicants regarding windows. It was decided that a policy should be created in order to provide applicants consistent and proper guidance on the replacement windows that the Commission could support funding under the HRER Program.

Ms. Abele indicated that there were three components to a window: (1) how it operates, (2) material of which it is constructed, and (3) appearance, including the grille/muntin pattern.

Commissioner Winslow stated he felt matching the existing steel casement window material should be discouraged, because steel single-pane windows are so energy inefficient and that appearance is more important. Vice-chair Hartz agreed and suggested using the word "similar" instead of "same" in the draft policies, which gives both the Commission and the homeowner some flexibility.

Chair Wimmer stated that although he supported the idea of similarity, he felt the Commission should give specific guidelines for future Commissions, such as muntins not exceeding a certain width, such as $\frac{3}{4}$ of an inch.

Commissioner Lockwood stated energy efficiency was important and EPA guidelines should be utilized for replacement windows.

Chair Wimmer suggested that further research needs to be done, perhaps utilizing the EPA's website.

Ms. Abele distributed computer-generated photos from one of the applicants, showing their proposed replacement windows, and a catalog of windows illustrating different types of and options for windows. Discussion ensued.

Ms. Abele summarized the discussion on the proposed policy. The primary priority in terms of matching replacement windows is an appearance that is similar regardless of the type of operation; materials are limited to wood, steel, or aluminum—vinyl is discouraged. Discussion ensued on the use of vinyl.

Commissioner Winslow felt more research should be done on this issue before a policy was formed. Chair Wimmer emphasized that the City's money was being utilized for these projects and the Commission should be good stewards of that money. He requested that staff research what guarantees are provided by manufacturers for longevity of the materials, noting that Commissioners had expressed concerns about the longevity of vinyl windows in this climate.

Ms. Abele stated that a specialized handout to accompany the application is being considered regarding specifications for window replacements to assist future applicants. Chair Wimmer suggested that any handouts on windows include reasons for the particular requirements. Staff will conduct further research on windows for discussion at a future meeting.

7. Review/Possible Action: Additional Recommendations on June 1, 2006 HRER Applications

Ms. Abele stated this item needed to be continued because of the issue with window replacements. Mr. Meserve stated that, at the direction of the Commission, meetings were held with several of the applicants since the last meeting and the major topic was windows.

8. Report/Possible Direction: Charles Miller House Designation Discussion (Continued from 7/6/06)

Commissioner Howard stated that the Historic Register Committee met on July 19, 2006. The attending Committee members were in agreement that the Charles Miller house was an important house because of its style and its relationship to an important early Scottsdale resident. The Committee recommends designation.

In response to an inquiry by Chair Wimmer, Ms. Abele stated that the house would meet three criteria for designation—historical association, association with Charles Miller, and the design of the bungalow. Except for the metal roof, original materials are intact, as well as workmanship.

In response to an inquiry by Vice-chair Hartz, Ms. Abele explained that research had been done 15 years ago regarding metal roofs on bungalow houses built in this era. Agricultural and industrial buildings were the only ones that had metal roofs and bungalow houses had wooden shingles.

Chair Wimmer inquired as to whether anyone had looked at photos of Scottsdale in that era, which showed farmhouses. Ms. Abele stated that there were very few photos of that era. Chair Wimmer

stated that there was a lot of rural space in between urbanized Phoenix and agricultural Scottsdale at that time. In addition, homes with metal roofs in Florence, an agricultural town, were prevalent in that era.

Ms. Abele stated that a building condition assessment report was done and the architect who prepared it, Jeff McCall, found physical evidence that there was a wooden roof on the Charles Miller house. In response to an inquiry by Vice-chair Hartz, Ms. Abele stated that she did not know if that was at some point in time or at original construction.

Commissioner Winslow felt that the home would qualify for designation because of criteria other than the issue with the metal roof.

In response to an inquiry by Chair Wimmer, Ms. Abele stated that the staff report would identify character-defining features and those would provide the basis for preservation guidelines.

Discussion ensued.

This item will be placed on a future agenda for initiation of an HP overlay zoning case.

9. Report/Discussion: Progress Report on 2006 Work Program

Ms. Abele stated the report was included in the Commissioners' packets. In the interests of time, she asked that the Commissioners review the report and notify her of any concerns, which would be addressed at a future meeting.

10. Report: 5th Avenue Presentation

Ms. Abele distributed a rough draft of the presentation, which will consist of approximately 20 slides, and provided an explanation of its various components. She was hopeful that it would be completed within a few weeks in order for the Commission to preview it at the ASU Decision Theater. Each numbered slide in the text outline will actually consist of multiple images.

11. Committee Reports/Meeting Schedules/Discussion

- **Community Outreach Committee**

Vice-chair Hartz stated he was unable to organize a meeting because there were no dates where enough Committee members could attend. A meeting will be scheduled before the next Commission meeting.

- **Historic Register Committee**

Commissioner Howard stated the Committee met on July 19, 2006. Part of the discussion was on the Charles Miller house, which was reviewed earlier in this meeting. The Awareness List was reviewed—it consists of a matrix, which is still being revised.

One of the members of the Committee, Diane Calcote resigned because of work and time constraints.

Chair Wimmer inquired as to whether Commissioner Howard felt the Committee needed to be energized and some recruiting done. Commissioner Howard acknowledged that there had been

low turnouts for the meetings. Chair Wimmer suggested that a mailing be done announcing vacancies on the Committee.

Ms. Abele stated that the Committee mission had been fulfilled by their work on the downtown survey, postwar neighborhood survey and the multi-family survey. She noted that the Commission had a full plate with these prior survey recommendations, and that currently there is no work for the Committee to do on the historic register. Discussion ensued.

- **Taliesin Liaison**

No report since Commissioner Dallett was unable to attend the meeting due to a conflict with an evening Arizona Centennial event.

In response to an inquiry by Commissioner Howard, Ms. Abele stated that the Frank Lloyd Wright Foundation had not filed a Special Campus zoning application for Taliesin West yet. She was hopeful that the special campus zoning and master plans would be given to the staff soon. Ms. Howard suggested that a Foundation representative attend a Commission meeting to provide an update.

12. Report/Discussion: HPO/Staff Report and Announcements

Mr. Meserve reported that the National Alliance of Preservation Commissions had a recent conference in Baltimore. Several people from the Phoenix area and Arizona attended, including himself. He stated that the Alliance is an effective group for training citizens and staff, and he felt proud of the Scottsdale historic preservation program and that Scottsdale was fortunate to have someone as experienced and knowledgeable as Debbie Abele working with the program.

Discussion ensued regarding commission and committee members who are continually not present at meetings. Mr. Meserve will check with the City attorney's office to ascertain if committee and subcommittee members are required to sign the code of ethics forms that the Commissioners were required to sign. Ms. Abele suggested this be a future agenda item.

13. Commissioner Comments and Announcements

None.

14. Public Comments

No members of the public wished to address the Commission.

15. Future Meetings and Agenda Items

Agenda items were previously discussed and identified.

16. Adjournment

With no further business to discuss, the meeting adjourned at 7:16 p.m.

Respectfully submitted,
A/V Tronics, Inc.